

03

FLAT 03
COLLINGRIDGE
HOUSE

Collingridge House
5 Old Park Road

mihomes
property agents

serene & contemporary abode
two bedroom apartment

guide price
£550,000-£600,000

an impressive, ground floor, two bedroom apartment, boasting over 1,100 square feet of contemporary living space. this wonderful home is offered with two underground parking spaces, and is positioned on a quiet, leafy residential street located close to all local amenities, in addition to the m25, a10 and the north circular road which are all easily accessible.



description

built in 2006 by magnacrest ltd, this secure residential building has plenty of curb appeal and has been maintained to a high standard throughout - from the communal areas which welcome you through the front of the building, to the large gardens for the residence to enjoy throughout the summer.

two large bedrooms occupy the home, with the master benefitting from an en-suite shower room

and fitted wardrobe space. the second bedroom is also a double room and has an attractive design with double aspect windows.

the vast living room provides space for comfort and relaxation with room for plenty of furniture, while two sets of doors allow for access to private garden area. the garden is paved and is ideal for outdoor dining or sitting out on summer evenings - while the shed offers further storage space if needed.





location

collingridge house is in a superb location, situated just walking distance to enfield town station, which offers a quick and easy route to london liverpool street in less than half an hour. enfield chase overground station is also nearby, being only a 6 minute walk away, which offers access to central locations such as finsbury park within a short journey of just 19 minutes.

both the m25 and the north circular road are easily accessible, being only a 10 minute drive away, as well as direct access to the a10 within 5 minutes.

enfield town shopping centre is easily accessible being just a few minutes' walk away, offering an array of clothing stores, restaurants, supermarkets and coffee bars alike. enfield town also offers key bus links to all surrounding areas via the shopping centre, as well as enfield town park being situated

nearby which boasts an abundance of open green space to enjoy.

there is also a good variety of educational options for those seeking good schooling for their children. primary schools include merry hills, chase side and grange park among others and all are popular with local parents and children. all schools are highly reputable for creating a harmonious community in a child appropriate, stimulating and caring environment. local secondary schools are equally reputable, with highlands and chace as well as enfield grammar schools being nearby.

when it comes to free time, there are few areas in london offering so much in terms of open space and sports opportunity. enfield town park is very close by while a variety of leisure facilities offer a wide range of activities for all ages and interests.



floorplan:

flat 3 collingridge
house, old park road,
enfield, en2 7be

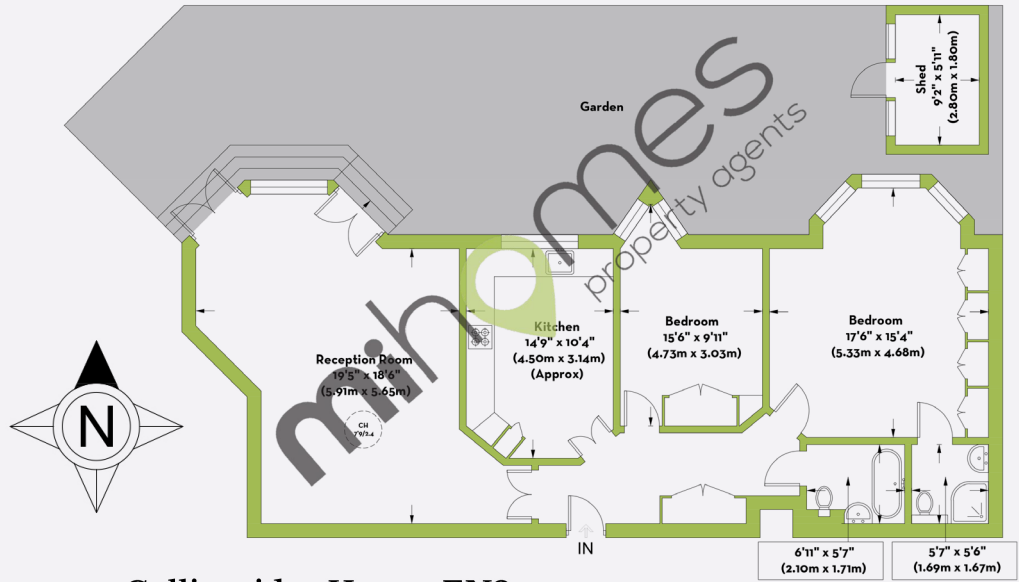
council tax band:
f

epc:
c

lease remaining:
108 years

service charge:
£2,600 pa

ground rent:
£350 pa



Collingridge House, EN2

Approximate Gross Internal Floor Area
1101 sq ft / 102.3 sq m
Shed = 54 sq ft / 5.0 sq m
Total = 1155 sq ft / 107.3 sq m

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1038328)

overview

- | | |
|---|--|
| large communal gardens | modern two bedroom apartment |
| within walking distance to all amenities and local greenery | private outdoor terrace |
| nearby to excellent educational facilities | larger than average, spanning over 1,100sqft of living space |
| offered on a chain free basis | two secure, allocated underground parking spaces |
| | two bathrooms, including one en-suite |

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